

Chairperson: Supervisor Michael Mayo, Sr.
Clerk: Linda Durham, 278-4225
Research Analyst: Glenn Bultman, 278-5276

COMMITTEE ON ECONOMIC AND COMMUNITY DEVELOPMENT

Monday, July 17, 2006 – 9:00 A.M.

Milwaukee County Courthouse - Room 201-B

M I N U T E S

TAPE No. 19: Side A, #485 to EOT
TAPE No. 19: Side B, #001 to #EOT
TAPE No. 20: Side A, #001 to #453

PRESENT: Supervisors Clark, Johnson, Dimitrijevic, Rice, West, and Mayo (Chair)
EXCUSED: Supervisor White

SCHEDULED ITEMS:

HOUSING AND COMMUNITY DEVELOPMENT

**** PUBLIC HEARING ****

1. 06ECD2 Housing and Community Development needs and past performance for the Community Development Block Grant (CDBG)/HOME Programs. (Tape #19A-#491)

Ms. Durham read the public hearing statement, a copy of which is contained in the subject file. The Chairman asked if anyone from the public wished to comment. No one appeared.

The Public Hearing was closed.

APPEARANCES:

Bob Dennik, Director, Economic and Community Development
Gary Bottoni, Housing and Development Program Coordinator

Mr. Bottoni provided comments.

2. 06-13 From Director, Economic and Community Development, reporting on the Timetable
(a)(a) for CDBG/HOME Funding cycle. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #19A-#510)

APPEARANCE:

Bob Dennik, Director, Economic and Community Development

SCHEDULED ITEMS (CONTINUED):

Mr. Dennik provided comments.

MOTION BY: (CLARK) Approve the Timetable for CDBG/HOME Funding cycle. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

ECONOMIC DEVELOPMENT

3. 06-13 From Economic and Community Development, submitting the following monthly updates:
- A. Economic Development Reserve Fund Balance and Approved Projects
 - B. Brownfield Redevelopment Capital Account Fund Balance and Approved Projects.
- (INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)**
(Tape #19A-#523)

No Report was provided by the Department.

REAL ESTATE

4. 06-342 From Director, Economic and Community Development, requesting approval of a disposition plan for County-owned properties obtained through foreclosure action by the County Treasurer. (Tape #19A-#530)

APPEARANCE:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued.

MOTION BY: (CLARK) Approve the disposition plan. (Vote: 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

SCHEDULED ITEMS (CONTINUED):

5. 06-13 From Manager, Real Estate Services, reporting on the status of 2006 excess property sales. **(INFORMATIONAL ONLY, UNLESS OTHERWISE DIRECTED BY THE COMMITTEE)** (Tape #19A-#562)

APPEARANCE:

Craig Dillmann, Manager, Real Estate Services

Mr. Dillmann reviewed the subject report.

Questions and comments ensued relative to the status of Blocks 1E and 2E.

The Committee took no action on this informational report.

The Committee may adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on the following matters (item 6).

6. 06-14 From Director, Economic and Community Development, reporting on the results of
(a)(f) issuing a Request for Proposals for the sale and development of Block 4, West of the Milwaukee River (Block 4W), in the Park East Corridor, located between Old World Third Street, West McKinley Avenue, North 4th Street and West Juneau Avenue in the City of Milwaukee. **(RECOMMENDED ACTION: LAYOVER TO THE CALL OF THE CHAIR, AFTER PRESENTATIONS BY THE PROPOSED DEVELOPERS AND DISCUSSION BY THE COMMITTEE.)** (Tape #19A-#663)

APPEARANCES:

Craig Dillmann, Manager, Real Estate Services

David Barrera

Larry Govin-Matzat (registered in support of the Ruvin proposal but did not wish to speak)

The following individuals appeared on behalf of the Ruvin Development, Inc. Team

Rob Ruvin, Lead Developer and Owner of the Sydney Hih Building

David Florsheim, Co-Developer and owner of the Sydney Hih Building

Alice Murray, VP, Construction and design, Gatehouse Capital – Co- Developer

Carla Cross, President, Cross Mngmt. Services – DBE, Prevailing Wages Consultant

Craig Coursin, VP, CG Schmidt – General Contractor

Brian Johnsen, Principal, Johnsen Schmaling Architects – Lead Architects

James Baird, Principal, Holabir and Root – Executive Architect

Kyle Strigenz, Ackman Ziff Real Estate Group – Investment Banking Firm

SCHEDULED ITEMS (CONTINUED):

Mr. Dillmann reviewed the subject report.

Chairman Mayo provided comments and introduced the new Chairman of the Citizens Advisory Committee, Mr. Roy Evans. He advised that if a Citizen's Advisory Committee meeting is not convened prior to a special Economic and Community Development Committee meeting via the call of the Chair, this item would not be scheduled for Board approval. He expressed concerns relative to the process of the project and emphasized that this is a County project.

The Ruvin Development, Inc. team provided a power-point presentation, a copy of which is contained in the subject file.

Questions and comments ensued.

Mr. Barrera provided comments in support of the Ruvin proposal.

Mr. Dillmann provided an update relative to the remaining lots (2W, 3W, 1W). Chairman Mayo requested that Mr. Dillmann provide Committee members with an update of what transpires relative to lots 4E and 5E. Mr. Dennik advised that Economic and Community Development staff would provide a total global Park East status report at the October meeting.

The following individuals appeared on behalf of the Rana Enterprises Group Diversity Team.

Chaudhry Asif Rana
Randy Crump, Prism Technical
Ella Peinovich, Arquitectura, Inc.
Carl Mueller, Mueller Communications, Inc.
John Schulz, Jansen Group

The Rana Enterprises Group also provided a power-point presentation, a copy of which is contained in the subject file.

Questions and comments ensued.

Supervisor West requested a breakdown in writing of the contractors of the Rana Enterprises Group.

Chairman Mayo requested that the Rana Enterprise Group provide information to the Economic and Community Development Committee, as well as to the full County Board, relative to the 2% of net profit that Mr. Rana would like to donate to the community.

SCHEDULED ITEMS (CONTINUED):

Chairman Mayo suggested that both Development Teams contact Committee members and all other County Board Supervisors relative to their proposals to answer any questions they might have.

MOTION BY: (CLARK) adjourn into closed session under the provisions of Wisconsin Statutes, Section 19.85(1)(e), for the purpose of the Committee deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session. At the conclusion of the closed session, the Committee may reconvene in open session to take whatever action(s) it may deem necessary on item 6. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

The Committee adjourned into closed session at approximately 11:00 a.m. and convened back into open session at approximately 11:40 a.m. with the same members present as before.

MOTION BY: (CLARK) Layover to the call of the Chair. (Vote 6-0)

AYES: Clark, Johnson, Dimitrijevic, Rice, West and Mayo (Chair) - 6

NOES: 0

EXCUSED: White

COMMUNITY BUSINESS PARTNERS

7. 06ECD1 From Director, Community Business Development Partners (CBDP), requesting authority to submit to the Federal Transit Administration (FTA) and Federal Aviation Administration (FAA) the Disadvantaged Business Enterprise (DBE) Goals for Federal Fiscal Year 2007. **(Also to Committee on Transportation, Public Works and Transit, approved by a vote of 6-1 at their meeting on 7/12/06)** (Tape #19A-#581)

APPEARANCE:

Freida Webb, Director, Community Business Development Partners

Ms. Webb provided comments relative to the subject request.

Questions and comments ensued.

Supervisor West requested information relating to the national average for FTA DBE goals, specifically construction. Ms. Webb will provide this information to all committee members.

SCHEDULED ITEMS (CONTINUED):

MOTION BY: (CLARK) Approve.

Questions and comments continued.

Chairman Mayo stated that he has some problems with the goals, specifically for construction. He requested to meet with Ms. Webb after the meeting.

Supervisor West stated that, although she will be voting to approve this item today, she believes it is necessary for department heads to be more creative when soliciting RFP's to ensure that opportunities exist for DBE participation.

Vote on the motion to approve: 5-1

AYES: Clark, Johnson, Dimitrijevic, Rice and West – 5

NOES: Mayo (Chair) – 1

EXCUSED: White

This item was taken out of order.

STAFF PRESENT:

Glenn Bultman, County Board Legislative Research Analyst

Bob Dennik, Director, Economic and Community Development Division

Craig Dillmann, Real Estate Manager

Leonard Jackson, Economic Development Coordinator

Freida Webb, Director, Community Business Partners

This meeting was recorded on tape. Committee files contain copies of communications, reports and resolutions, which may be reviewed upon request to the Chief Committee Clerk. The official copy of these minutes is available in the County Board Committee Services Division.

SCHEDULED ITEMS (CONTINUED):

Length of Meeting: 9:05 a.m. to 11:40 a.m.

Adjourned,

Linda K. Durham

Linda K. Durham, Committee Clerk
Committee on Economic and Community Development

<p><i>ADA accommodation requests should be filed with the Milwaukee County Office for Persons with Disabilities, 278-3932 (voice) or 278-3937 (TTD), upon receipt of this notice.</i></p>
